
4.2 LAND USE

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INTRODUCTION

This chapter describes the existing land use setting of the Vista Oaks and Highlands Parcel A project sites and the adjacent area, including the identification of existing land uses and current general plan policies and zoning designations. The chapter further describes the projects' land use background and the consistency of the proposed projects with the existing designations and policies. Pertinent comments received in response to the Notice of Preparation (NOP) for the proposed projects have been integrated into the analysis.

ENVIRONMENTAL SETTING

Section 15125 of the CEQA Guidelines states that “an EIR must include a description of the physical environmental conditions in the vicinity of the project and shall discuss any inconsistencies between the proposed project and applicable general plans and regional plans.” This section describes the existing conditions of the project sites as well as the existing plans and policies that guide the anticipated development of the project sites.

Existing and Planned Surrounding Land Uses

Vista Oaks

The Vista Oaks project site is located in the southeast portion of the City of Rocklin. The site currently consists predominantly of grassland and oak woodland. The Secret Ravine Creek corridor traverses the project site and Interstate 80 (I-80) is adjacent to the project site on the northwest side. Across I-80 is Rocklin's Woodside Community Planning Area. The southern boundary of the western portion of the Vista Oaks project site is contiguous with the Rocklin-Roseville city limit, and located just south of the project site is the Stoneridge Specific Plan area, inside of the Roseville City Limits. Aside from two billboards, no structures exist on the Vista Oaks project site.

The area is largely characterized by recent and ongoing residential development, as follows:

- The proposed Highlands Parcel A subdivision, as evaluated in this EIR, is located directly to the east of the Vista Oaks site;
- The existing Rustic Hills residential subdivision is a medium density, single-family subdivision adjacent to the Vista Oaks project site on the northeast;
- Units 3 and 4 of the approved Highlands residential project currently under construction exist adjacent to the southeast and south of the project site. The

- ultimate construction of the Highlands project would place 73 units on 52.6 acres at a density of 1.4 dwelling units per acre (du/ac);
- The Roseville Vista Oaks project site (a separate project from the present Vista Oaks), currently under construction, is adjacent to the southern border of the project site and would place 42 units on 19 acres at a density of 2.2 du/ac;
 - Immediately east of the proposed Roseville Vista Oaks site are Parcels 27 and 28 of the approved Stoneridge residential project currently under construction, which will include 162 single-family units on 48 acres at a density of 3.4 du/ac;
 - Further to the east is the approved Granite Lakes Estates subdivision.

Please refer to Figure 4.7-1 of this Draft EIR, the Circulation Map for visual reference of the recent and ongoing residential development near the project sites.

Highlands Parcel A

The Highlands Parcel A project site is located within the City of Rocklin, directly east of and adjacent to a portion of the proposed City of Rocklin Vista Oaks subdivision. The site currently consists predominantly of grassland and oak woodland. The Secret Ravine Creek corridor passes through the northern portion of the Highlands Parcel A project site. The project site is located to the south of the Rustic Hills subdivision, to the west of the proposed Granite Lakes Estates subdivision, and to the north of the approved Highlands subdivision currently under construction. Structures do not currently exist on the site.

Existing Land Use Designations and Zoning

Vista Oaks

The City of Rocklin General Plan Land Use designations for the Vista Oaks project site include Recreation/Conservation (R-C), Rural Residential (RR), and Low Density Residential (LDR); please refer to Figure 4.2-1, Vista Oaks Existing and Proposed General Plan Amendment Exhibit. The City of Rocklin General Plan defines these land use designations as follows:

- Recreation/Conservation (R-C): Land designated for natural resource conservation, open space, parkways, and park and recreation areas.
- Rural Residential (RR): Land designated exclusively for single-family development. Density range: less than 1 dwelling unit per gross acre with a minimum lot size of 1 acre.
- Low Density Residential (LDR): Land designated exclusively for single-family development, with a minimum lot size of 12,500 square feet per dwelling. Density range: 1-3 dwelling units per acre.

Figure 4.2-1
Vista Oaks Existing and Proposed General Plan Amendment Exhibit

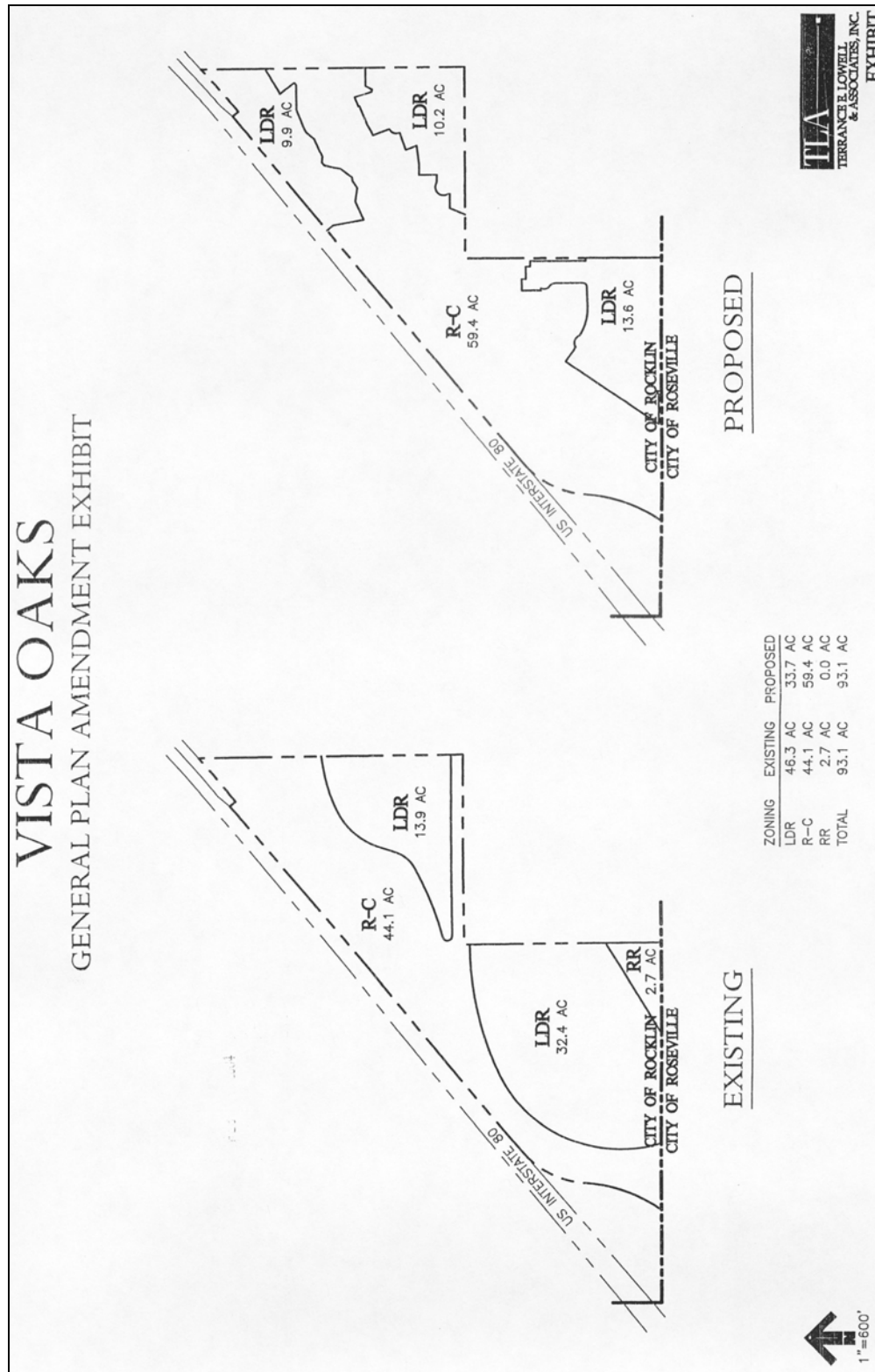
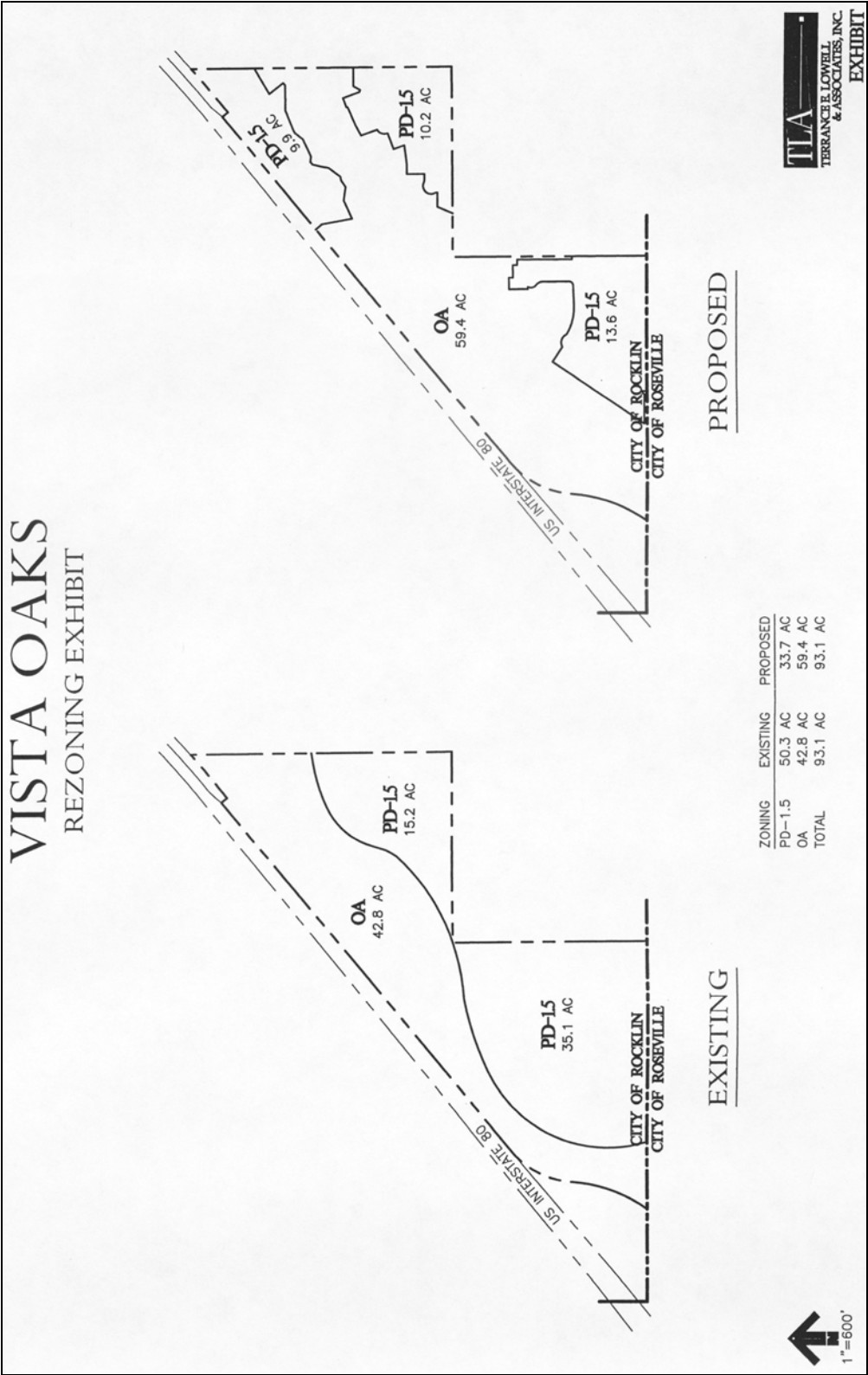


Figure 4.2-2
Vista Oaks Existing and Proposed Rezoning Exhibit



The property is currently zoned Planned Development 1.5 (PD-1.5), which allows for a maximum of 1.5 dwelling units per gross acre (du/ac), and Open Area (OA). Please refer to Figure 4.2-2, Vista Oaks Existing and Proposed Rezoning Exhibit.

- **Planned Development 1.5 (PD-1.5):** Land zoned for a maximum residential density of 1.5 units per gross acre. In general, the PD zone is adopted to encourage a creative and more flexible approach to the use of the land; to maximize the choices of types of living environment available to the people of the City; and to encourage more efficient allocation and maintenance of privately controlled common open space through the redistribution of overall density where such a rearrangement is desirable and feasible. A General Development Plan is adopted for each PD zone that specifies the uses to which such property may be put, the locations of such uses, intensity of land uses, and other criteria. The project proposes a General Development Plan.
- **Open Area (OA):** Land zoned for use as open space and/or private parks or common areas. The zone is designed to ensure the protection of open space in wooded hillsides and open drainage areas for the purpose of maintaining adequate drainage, access to hazardous fire areas for fire suppression and maintenance and routes for linear bikeways and pathways.

Highlands Parcel A

The City of Rocklin General Plan currently designates the Highlands Parcel A project site as Recreation/Conservation (R-C) and Low Density Residential (LDR). The site's current zoning is PD-1.5. Please see above for descriptions of these land use and zoning designations. Existing and proposed Highlands Parcel A General Plan land use designations are depicted in Figures 4.2-3 and 4.2-4.

**Figure 4.2-3
Highlands Parcel A Existing and Proposed General Plan Amendment Exhibit**

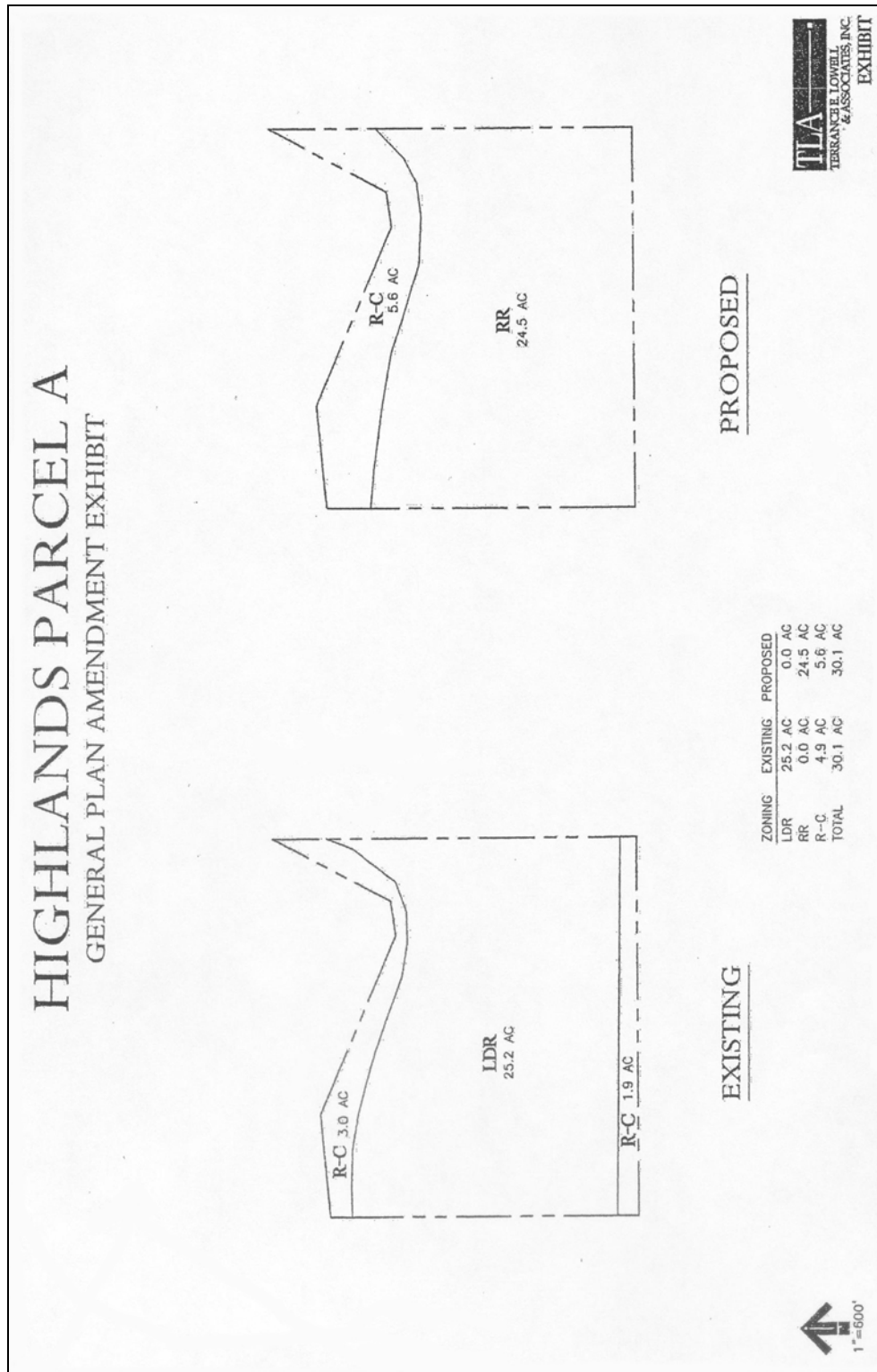
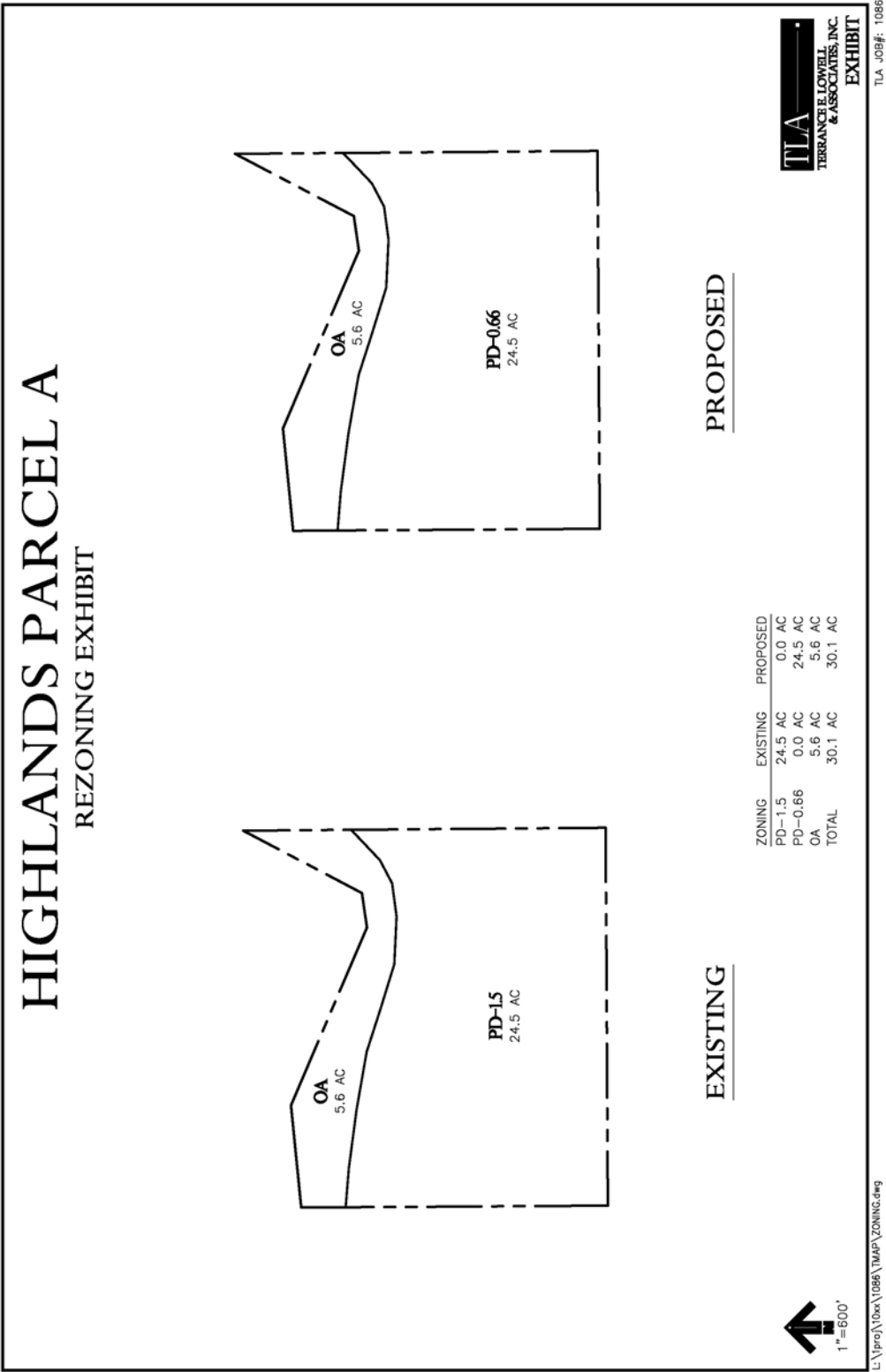


Figure 4.2-4
Highlands Parcel A Existing and Proposed Rezoning Exhibit



REGULATORY CONTEXT

The following provides policies applicable to the proposed projects from the City of Rocklin General Plan.

Local

City of Rocklin General Plan

The City of Rocklin General Plan established the following policies regarding land use:

Land Use Element

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| Policy 6 | To provide a variety of residential land use designations that will meet the future needs of the City. |
| Policy 7 | To require that new development in or near existing residential areas be compatible with those existing neighborhoods. |
| Policy 8 | To coordinate planning in areas contiguous to neighboring jurisdictions in order to ensure compatible land uses. |
| Policy 9 | To promote flexibility and innovation in residential land use through the use of planned unit developments, developer agreements, specific plans, mixed use projects, and other innovative development and planning techniques. |
| Policy 11 | To discourage leap-frog or premature development in areas not contiguous to existing developed and serviced areas of the City. |
| Policy 13 | To establish residential design standards, especially for hillside and other unique areas. |
| Policy 16 | To encourage the design of neighborhoods that interconnect streets and pedestrian pathways for vehicle and pedestrian use to provide for social interaction and the efficient movement of service and emergency vehicles. |

Open Space, Conservation and Recreation Element

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| Policy 1 | To encourage the protection of natural resource areas, scenic areas, hilltops, open space areas, and parks from encroachment or destruction by incompatible development through the use of conservation easements, buffers, set-backs or other measures. Development shall be required to provide usable yard areas outside of conservation easements or established natural resource buffers. |
| Policy 2 | To encourage the protection of wetlands, vernal pools, and rare, threatened and endangered species of both plants and animals through either avoidance of these resources or implementation of appropriate mitigation measures where avoidance is not feasible, as determined by the City of Rocklin. |
| Policy 4 | To encourage the protection of oak trees, including heritage oaks, and other significant vegetation from destruction. |
| Policy 6 | To cooperate in a coordinated regional approach to the management of drainage basins and flood plains with regional agencies such as the Placer County Flood Control and Water Conservation District. |
| Policy 7 | To provide for recreational and park needs through any or all of the following: collection of park fees, dedication of parkland, rehabilitation of existing park and recreation facilities, installation of park improvements, and provision for operation and maintenance. |
| Policy 8 | To require dedication of park land as a condition in the early stages of the development process, including approval of rezonings, where it is necessary to |

	insure consistency with or implementation of the goals and policies contained in the General Plan.
Policy 9	To provide park facilities in accordance with adopted park standards and phasing.
Policy 15	To provide adequate yard areas and building setbacks from creeks, riparian habitat, hilltops, and other natural resources.
Policy 16	To encourage development to incorporate resources such as creeks, steep hillsides, and quarries in private, but restricted, ownership.
Policy 17	To consider acquisition and development of small areas along creeks at convenient and safe locations for use by the general public.
Policy 18	To promote, where appropriate, the joint use of streams for flood control, open space, conservation of natural resources, and limited recreation.
Policy 19	To minimize the degradation of water quality through requiring implementation of techniques such as, but not limited to, the prohibition of grading, placement of fill or trash or alternation to vegetation within designated stream setback buffer areas, and requiring the installation of measures which minimize runoff waters containing pollutants and sediments entering surface waters. Measures for minimizing pollutants and sediments entering watercourses may include oil/grit separators, detention basins and flow reduction devices.
Policy 20	To consider development projects in terms of their visual qualities and compatibility with surrounding areas, especially those urbanizing areas abutting rural or semi-rural areas.
Policy 1 of the Open Space / Cons. Action Plan	The City will apply open space designations to all lands located within 50 feet from the edge of the bank of all perennial and intermittent streams and creeks providing natural drainage, and to areas consisting of riparian habitat. The City will designate a buffer area greater than 50 feet for perennial streams when it is determined that such a buffer is necessary to adequately protect drainage and habitat areas. In designating these areas as open space, the City is preserving natural resources and protecting these areas from development.
Policy 7 of the Open Space / Cons. Action Plan	The City will continue to meet the needs of five acres of park area per thousand persons residing within the City by any or all of the following: collection of park fees, dedication of parkland, rehabilitation of existing park and recreation facilities, installation of park improvements, and provision for operation and maintenance.

Housing Element

Goal 2	Facilitate the provision of a range of housing types to meet the diverse needs of all the community.
Policy 2.1	Provide high quality housing for current and future residents with a diverse range of income levels.
Goal 3	Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of the regional housing needs.
Policy 3.2	Ensure new residential projects are developed at densities consistent with the density ranges established for each residential district in the Land Use Element.

Southeast Rocklin Circulation Element

The Southeast Rocklin Circulation Element established the following applicable policies regarding land use:

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| Objective 5 | To eliminate or minimize the need to sever existing developed parcels for new roads designed to serve the area. |
| Policy 7 | Design road improvements and new alignments to preserve existing neighborhood character. |
| Policy 9 | Use fencing, where appropriate, to minimize illegal trespassing. |
| Policy 11 | Design road improvements and new alignments to avoid or minimize encroachments of yards or homes. Minimize the use of standard curb, gutter, and sidewalks on local residential streets, where appropriate, such as Aguilar, Greenbrae and Foothills Road. |

IMPACTS AND MITIGATION MEASURES

Standards of Significance

A land use impact may be considered to be significant if the projects would do any of the following:

- Disrupt or divide the physical arrangement of an established community; or
- Use land which is inconsistent with existing City plans and policies; or
- Create conflict as a result of incompatible land uses.

Method of Analysis

This section analyzes the compatibility of the proposed projects with surrounding land uses and the consistency of the proposed projects with adopted plans and policies. General Plan policies were screened for their potential relevance to the proposed projects. Those policies not found to be relevant are not found in this section. Physical environmental impacts resulting from the proposed projects or alternatives are discussed in the respective environmental categories. This discussion complies with Section 15125(d) of CEQA Guidelines which requires that EIRs discuss inconsistencies with local plans as part of the environmental setting.

Potential inconsistencies between the proposed projects and the adopted land use designations of the General Plan are determined in this evaluation. This consistency analysis considers the adopted goals and policies of the General Plan. The zoning considerations determine whether there are potential inconsistencies between the proposed projects and the adopted zoning designations of the site, including the General Development Plan.

The proposed projects are also evaluated for their compatibility with the existing land uses adjacent to the project site. The evaluation considers the existing and planned types

and intensities of uses in the project vicinity and those proposed for the project site, and the accompanying degree of land use compatibility.

Project-Specific Impacts and Mitigation Measures

4.2I-1 Land use consistency with adopted General Plan and zoning designations and policies.

Vista Oaks

As part of the proposed Vista Oaks project, the applicant is requesting a General Plan Amendment to redesignate a total of 12.6 acres on the project site from Resource/Conservation (R-C) to Low Density Residential (LDR), as well as the redesignation of 15.3 acres from LDR to R-C. Approximately 2.7 acres of Rural Residential (RR) designation located in the southeast corner of the property would be changed to LDR. In addition, 16.6 acres would be rezoned from Planned Development 1.5 (PD-1.5) to Open Area (OA). Please refer to Figures 4.2-1 and 4.2-2. The purpose of the rezone is to re-arrange the zoning boundaries to be consistent with the proposed projects and to define the boundaries between the developable and non-developable areas of the project site.

Currently, the zoning on the Vista Oaks site is PD-1.5 and OA. Although actual residences would be constructed on only 23.55 of the total acres, the City's PD zoning allows for the entire acreage of the project to be used to calculate the allowable number of units; therefore, at 1.5 dwelling units per acre, up to 139 units (1.5 dwelling units per acre multiplied by 93.2 acres) would be allowed on the 93.2± acre site. The proposed project and draft General Development Plan would limit the number of units to a maximum of 100. This number is within the density range identified in the General Plan and does not exceed the potential number of units allowed in the PD-1.5 zone. In addition, the General Plan included the existing zoning on the project site, and the General Plan EIR did not identify significant impacts as a result of the zoning designation. Therefore, the proposed project would be consistent with densities corresponding to the City's land use designations and zoning for the site.

The City of Rocklin *General Plan Open Space, Conservation and Recreation Action Plan, Item 1*, states that the City will apply open space designations to all lands located within 50 feet from the edge of the bank of all perennial and intermittent streams and creeks providing natural drainage, and to areas consisting of riparian habitat (p. 60). In addition, to maintain consistency with the General Plan Open Space, Conservation and Recreation Action Plan, the project applicant shall take into consideration Policy 15 of the *General Plan Open Space, Conservation and Recreation Action Plan* to provide adequate yard areas and building setbacks from creeks, riparian habitat, hilltop, and

other natural resources (p. 62). The proposed project would not construct residences within 50 feet of Secret Ravine Creek, or within the 100-year floodplain. Although no residences would be constructed within 50 feet of Secret Ravine Creek, or within the 100-year floodplain, a bicycle/pedestrian/trail bridge which would also serve as emergency vehicle access, would be constructed on the project site. The Rocklin General Plan identifies creek beds as land to be designated Recreation/Conservation (p.34), and creek beds are designated R-C within the proposed project. In addition, the proposed project would not involve the construction of residences within the 100-year floodplain, which would exclude the possibility of encroachment within the immediate creek bed area. Because the proposed project would not construct residences which could be located in immediate proximity (50 feet) of the Secret Ravine Creek channel and would not be located within the 100-year floodplain, and because the intent of the R-C land use designation and OA zoning is to protect the creek bed and the surrounding 100-year flood plain from development, the project would not infringe upon the intent of the General Plan's land use designation and zoning for the project site. Therefore, the proposed change of 9.9 acres from R-C to LDR and OA to PD-1.5 is consistent with the City's existing plans and policies.

The proposed Vista Oaks Subdivision would include five open space parcels. Open space parcels A, B, and E are proposed to be dedicated to the City of Rocklin. Parcel A, the largest open space parcel consisting of approximately 48 acres, is anticipated to be a predominantly passive park. A trail system would also be constructed along the south side of Secret Ravine Creek as part of the proposed project. Parcel E, which consists of approximately 1.5 acres, is located at the terminus of China Garden Road and is anticipated to be a future neighborhood park and trailhead.

According to the City of Rocklin General Plan (p. 32), the proposed Vista Oaks development site is located within the Secret Ravine/Sierra Bluffs planning area, which is located east of Interstate 80 and south of Sierra College Boulevard. The Secret Ravine/Sierra Bluffs planning area is a combination of traditional single family residential, rural residential, and multiple family residential areas, with limited commercial development near Sierra College (*Rocklin General Plan*, page 27). The project is inconsistent with the existing General Plan land use designations as well as zoning designation. However, a General Plan Amendment to redesignate 9.9 acres from R-C to LDR and the 2.7-acre southeast corner from RR to LDR, as well as a rezone of 16.6 acres from PD-1.5 to OA, would bring the project into consistency with the land use and zoning of the existing City community area as outlined in the General Plan.

Aside from land use designations, the General Plan also contains policies to help foster the development of the City of Rocklin, as intended by the General Plan. *Land Use Policies 6, 7, and 9* seek to provide sufficiency, variety,

flexibility, and compatibility of residential land uses in the City of Rocklin. The proposed project is zoned Planned Development 1.5, which is adopted to encourage a creative and more flexible approach to the use of the land, to maximize the choices of types of living environment available to the people of the City, and to encourage more efficient allocation and maintenance of privately controlled common open space through the redistribution of overall density where such a rearrangement is desirable and feasible. The proposed project has distributed the density over the entire project site (including the open space parcels) such that the smallest residential lot included in the proposed project would be approximately 8,024 square feet while the largest residential lot would be approximately 26,574 square feet, which would be consistent with the General Plan Land Use Policies 6, 7, and 9.

Land Use Policies 13 and 16 encourage residential design standards, interconnection of neighborhoods, and minimization of conflicts between commercial and residential land uses. Entitlements associated with the proposed project include adoption of a General Development Plan. The proposed General Development Plan has been prepared in a manner that is consistent with the design standards identified within similar documents adopted and applicable to adjacent land and development. Implementation of the General Development Plan will ensure design compatibility with the surrounding existing and future developments. The roadways to be constructed by the proposed Vista Oaks project would connect with several approved and existing developments surrounding the project site. Neither the existing land uses nor the land uses included in the proposed project include commercial uses. In addition, the proposed Grading Design Guidelines would meet Land Use Policy 13. Based on the above discussion, the proposed project would be consistent with Land Use Policies 13 and 16.

Open Space Policies 1, 2, and 4 encourage the protection of natural resources including scenic areas, open space areas, parks, wetlands, threatened and endangered plant and animal species, and oak trees. Although the proposed Vista Oaks project would redesignate 9.9 acres of open space to low density residential, the project proposes to preserve approximately 60.9 acres of open space. In addition, the 9.9 acres of open space (currently R-C), which would be redesignated, are not within the 100-year floodplain and do not meet the intent of the Recreation/Conservation land use designation as defined by the General Plan. Furthermore, the proposed project would not result in any significant, project-specific impacts to wetlands, sensitive-status species, or oak trees, which would be immitigable. Therefore, the proposed project would be consistent with Open Space Policies 1, 2, and 4.

Open Space Policy 6 seeks a cooperative approach to the management of drainage basins and floodplains with regional agencies. The Placer County Flood Control and Water Conservation District (PCFCWCD) and the Sacramento County Water Agency (SCWA) sponsored the *Dry Creek*

Watershed Flood Control Plan in April of 1992, in order to address concerns within the Dry Creek watershed. The proposed Vista Oaks project would comply with the *Dry Creek Watershed Flood Control Plan*, and would be consistent with Open Space Policy 6.

Open Space Policies 7, 8, and 9 require recreational provisions such as the dedication of parkland, collection of park fees, installation of park improvements, endowment of park facilities, and provision of park operation and maintenance. The largest open space parcel (Parcel A) included in the proposed Vista Oaks project contains approximately 48 acres and is anticipated to be a future predominantly passive-recreation park. Parcel E, containing approximately 1.5-acres, is anticipated to be a future neighborhood park and trailhead. A 10-foot wide paved bicycle/pedestrian trail is proposed on the south side of Secret Ravine Creek, providing a trail connection between the Cities of Rocklin and Roseville. Because the project would include an adequate amount of parkland dedication with approximately 54 percent of the project site would set aside for open space and parks, the proposed project would be consistent with Open Space Policies 7, 8, and 9.

Open Space Policy 15 requires the provision of adequate yard areas and building setbacks from creeks, riparian habitat, hilltops, and other natural resources. The tentative map for the proposed Vista Oaks project indicates that all residential parcels are located outside the existing 100-year floodplain and would include adequate setbacks from natural resources and the provision of adequate yard areas. Therefore, the proposed project would be consistent with Policy 15.

Open Space Policies 16, 17, and 18 encourage private, but restricted, ownership and development of creeks, hillsides, and quarries, and use of streams for flood control, open space, conservation of natural resources, and limited recreation. The proposed Vista Oaks project includes the development of 100 single-family residences. Some open space land would be owned by the homeowners' association (HOA). Even though most of the open space land would be City-owned, HOA-owned open space land has been acceptable in the past when mechanisms for funding of ongoing maintenance are established. The HOA parcels would meet Open Space Policies 16, 17, and 18, as would a small parcel along the creek. Within the project site, 58 acres generally associated with Secret Ravine Creek would be preserved as open space and would include a trail, which would make the area accessible to the public. Therefore, the proposed project would be consistent with Open Space Policies 16, 17, and 18.

Open Space Policy 19 seeks to minimize the degradation of water quality by means of prohibiting certain actions, such as grading, placement of fill or trash, and alteration of vegetation, within designated stream setback buffer areas. The policy also encourages installation of measures which minimize

runoff waters containing pollutants and sediments entering surface waters, as well as measures which minimize pollutants and sediment entering watercourses. The proposed Vista Oaks project includes mitigation measure 4.4MM-4a, which requires the incorporation of Best Management Practices (BMPs) and Best Available Technologies (BATs), which expands on the measures specified in Policy 19. Therefore, the proposed project would be consistent with Open Space Policy 19.

Open Space Policy 20 promotes consideration of the visual compatibility of the project with the surrounding areas. Aside from I-80, which borders the northwest side of the project site, the project site is surrounded on all sides by existing and approved future residential development. Because the proposed Vista Oaks project would be constructed according to specifications outlined in the General Development Plan, the proposed project would be designed with standards that are generally consistent with the surrounding developments. Therefore, the proposed project would be consistent with Open Space Policy 20.

Because the proposed Vista Oaks project would meet the objectives outlined by the General Plan Policies relating to Land Use and Open Space, the project would be consistent with the intent of the General Plan. The proposed General Plan Amendment and rezone would comply with the City's policies; in addition, should the City Council approve the General Plan Amendment and Rezone, the project would be consistent with the General Plan land use designations and Zoning Ordinance for the project site.

Highlands Parcel A

As part of the proposed Highlands Parcel A project, the applicant is requesting a General Plan Amendment to redistribute and increase the R-C acreage on the site from 4.9 to 5.6 acres located entirely within the Secret Ravine Creek corridor. The existing 25.2 acres under the LDR designation would be replaced by 24.5 acres of RR. The applicant is also requesting a Rezone, under which the existing 24.5 acres of PD-1.5 would be rezoned PD-0.66. The existing 5.6 acres of OA zoning along Secret Ravine Creek would not change. Please refer to Figures 4.2-3 and 4.2-4.

Currently, the zoning on the Highlands Parcel A site is PD-1.5 and OA. Although the proposed project involves the construction of 20 single-family homes on only 5.8 acres of the approximately 30.2-acre project site, the City's PD zoning allows for the entire acreage of the project to be used to calculate the allowable number of units. Therefore, at 0.66 dwelling units per acre, up to 20 units (0.66 dwelling units per acre multiplied by 30.2 acres) would be allowed on the site. The proposed project and draft General Development Plan propose the number of units to be 20. This number is within the density range identified in the General Plan and does not exceed the potential number of

units allowed in the PD-0.66 zone. In addition, the General Plan included the existing zoning on the project site, and the General Plan EIR did not identify significant impacts as a result of the zoning designation. Furthermore, the proposed project would be consistent with densities corresponding to the City's land use designations and zoning for the site.

The proposed General Plan Amendment and rezone would comply with the City's policies; in addition, should the City Council approve the General Plan Amendment and Rezone, the project would be consistent with the General Plan land use designations and Zoning Ordinance for the project site. Therefore, the Highlands Parcel A project would be consistent with the existing City of Rocklin General Plan land use designations and Zoning Ordinance for the project site.

Conclusion

For the reasons described above, the impact of the proposed projects relating to General Plan and zoning consistency would be considered ***less-than-significant***. However, it should be noted that a change in General Plan designation and zoning is a discretionary action of the City Council.

Mitigation Measure(s)

None required.

4.2I-2 Incompatibility with existing or planned surrounding land uses.

Vista Oaks

Land uses surrounding the proposed Vista Oaks project site include the Rustic Hills residential subdivision and the approved Highlands residential subdivision, along with the Granite Lakes Estates subdivision further to the northeast. Interstate 80 is adjacent to the project site on the northwest side. The City of Rocklin's Woodside Community Planning Area, which contains single-family and multi-family residences, is located across I-80 from the project site. To the south of the project site, in the City of Roseville, is the approved Stoneridge Specific Plan area, which includes the following land use designations: Business Professional (BP), Community Commercial (CC), Low Density Residential (LDR), High Density Residential (HDR), Open Space (OS), Public/Quasi-Public (P/QP), and Parks and Recreation (PR). The portion of the Roseville planning area immediately contiguous to the project site is planned for single-family residential development that could occur at a higher density and/or with smaller lot sizes than the proposed project in Vista Oaks. Therefore, development would not result in land use compatibility issues.

Highlands Parcel A

The proposed Highlands Parcel A project is located directly to the east of and adjacent to the proposed Vista Oaks project. As noted in the Initial Study (p. 44), the proposed Highlands Parcel A project site is surrounded on all sides by proposed, approved, and existing residential developments (Vista Oaks, Rustic Hills, Granite Lakes Estates, and the Highlands). Therefore, the development of approximately 5.8 acres of residential uses on the Highlands Parcel A site would not result in land use compatibility issues.

Conclusion

Because the proposed Vista Oaks and Highlands Parcel A projects would include the development of a total of up to 120 single-family residences, and because the surrounding land uses are primarily residential with similar densities, the proposed project would not result in the development of land uses incompatible to existing or planned uses for the area. Therefore, the project would have a *less-than-significant* impact relating to land use compatibility.

Mitigation Measure(s)

None required.

Cumulative Impacts and Mitigation Measures

The land use analysis does not typically include a separate discussion of cumulative impacts because the project analysis considers both existing and planned land uses, including land use goals and policies. Impacts would not occur that would result from the additive effect of other proposed or speculative land use plans. Because the above impact analyses include discussions of the existing and planned land uses in the project area, the cumulative land use impacts would not differ from those identified for the proposed projects. Cumulative impacts associated with actual physical impacts of the proposed projects (e.g., visual, water quality, biological, etc.) are addressed in later chapters of this Draft EIR.